

PROPOSED DEVELOPMENT CONDITIONS**SEA 2012-MV-001****January 23, 2014**

If it is the intent of the Board of Supervisors to approve SEA 2012-MV-001 located at 8668 Richmond Highway, Tax Map 101-3 ((1)) 96 to permit an increase in maximum Floor Area Ratio (FAR) and increase in height for a hotel pursuant to Sections 9-618 and 9-622 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. An asterisk identifies those conditions carried forward from SE 2012-MV-001 with minor modifications to update page references, labels, and dates.

1. Development of the property shall be in substantial conformance with the GDP/SEA Plat entitled "Special Exception Amendment / Proffer Condition Amendment for Proposed Hotel," consisting of eight sheets prepared by Bohler Engineering dated August 13, 2013, as revised through December 27, 2013.*
2. A checklist of anticipated green building measures shall be submitted to the Chief of the Environmental and Development Review Branch, DPZ prior to site plan approval to demonstrate that the building will be designed to LEED Silver Standards.*

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as evidenced by the issuance of a Non-RUP for the hotel use. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.